

AGENDA
Historic Yorktown Design Committee
Regular Meeting (re-scheduled)
York Hall – East Room - 301 Main Street
November 16, 2005
7:00 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes – April 20, 2005 meeting
4. Applications for Certificate of Appropriateness
 - a. **Application No. HYDC 12-05, Richard and Edith Elliott:**
Request for approval of the design of a proposed new, single-family detached residence to be located at 210 Bacon Street.
5. Old Business
6. New Business
7. Reports / Member Concerns
8. Adjourn

County Administration

County Administrator

James O. McReynolds

Administrative/Legislative Services
Economic Development
Real Estate Assessment
Public Information
Planning

November 4, 2005

SUBJECT: Notice of Public Hearing, Application No. HYDC-12-05, Richard and Edith Elliott

The Historic Yorktown Design Committee will consider Application No. HYDC-12-05 at its meeting on Wednesday, November 16, 2005 at 7:00 PM in the East Room, York Hall, 301 Main Street, Yorktown, Virginia. The application involves property adjacent to yours.

In this application, Mr. and Mrs. Richard Elliott are requesting approval for the design of a proposed single-family detached residence to be constructed on property located at 210 Bacon Street. The proposed structure will be 1.5 stories, with dormers, and with beaded clapboard siding (Hardiplank).

All interested parties will have an opportunity to comment on the architectural features and appearance of the structure prior to deliberations and a decision by the HYDC.

If you need further information, please call me at 890-3337.

Sincerely,

J. Mark Carter
Assistant County Administrator

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A Hampton Roads Community

COUNTY OF YORK

MEMORANDUM

DATE: November 3, 2005 (HYDC Mtg. 11/16/05)

TO: Historic Yorktown Design Committee

FROM: J. Mark Carter, Assistant County Administrator

SUBJECT: Application No. HYDC-12-05, Richard and Edith Elliott, New Residence, 210 Bacon Street

Issue

This application, submitted by Mr. and Mrs. Richard O. Elliott, seeks approval for the design of a proposed single-family detached residence to be constructed on property located at 210 Bacon Street. Mr. and Mrs. Elliott, who currently reside in the home located on the adjoining property at 220 Bacon Street, will occupy the proposed residence.

The proposed 1.5-story structure will contain approximately 2,400 square feet of living space. The structure is proposed to be located on a 10,635 square foot lot currently owned by the Elliotts. Front, side and rear yard setbacks exceed the minimums specified for the YVA – Yorktown Village Activity district; therefore the proposed construction is considered to be a matter-of-right development requiring no special approvals by the Board of Supervisors.

Copies of the architectural drawings of the proposed structure are attached.

Pertinent Design Guidelines

The subject structure is located in the *Historic Core*, as defined by the Yorktown Historic District and Design Guidelines and should be evaluated for conformance with the standards for New Construction – Residential Construction (see standards beginning on page 38 of the Design Guidelines). A summary listing of those standards, along with staff comments regarding compliance, follows (comments in *italics* indicate items that require special attention/decisions by the HYDC):

Standard	Comments
With the exception of scholarly reconstructions intended for interpretive use, new residential construction should have a setback equal to or greater than that of existing structures on either side along the primary street frontage of the lot or of any adjacent <i>pivotal</i> buildings.	The structure is proposed to be located 32 feet from the front property line along Bacon Street. The adjacent residence (the Elliott's current home) has an unusually large front yard setback (approximately 90 feet) and no rear yard area. The 32-foot setback for the proposed structure is consistent with the setback of the two residences further to the west (toward Ballard Street). Neither are pivotal.
Standard	Comments

Historic Yorktown Design Committee

November 3, 2005

Page 2

<p><u>Orientation of Primary Buildings</u> - The principal entrance façade of the primary structure should be oriented to the property's principal street frontage. In the case of structures located on corner or through lots, the primary structure may have its principal entrance façade oriented to either of the streets. However, where one of the frontages is Main Street, orientation should be to that street.</p>	<p>The main entrance will face Bacon Street.</p>
<p><u>Size and Scale</u> –</p> <p>(a) Building height should not exceed two stories above grade at the principal façade.</p> <p>(b) The principal block of all primary buildings should be between thirty (30) feet and fifty (50) feet in length and between twenty (20) feet and forty (40) feet in width.</p> <p>(c) On original lots, as defined herein, the footprint of the primary structure (including porches, wings, etc.) should not exceed 30% of the total lot area.</p> <p>(d) The footprint of dependencies should not exceed 25% of the footprint of the principal block of the primary structure on the lot.</p> <p>(e) Dependencies should not exceed the height of the primary structure or one and one-half stories, whichever is less.</p>	<p>(a) The structure is one and one-half stories in height.</p> <p>(b) The structure is 45 feet long and 39 feet in depth.</p> <p>(c) The structure will be located on a "half-lot" and its footprint (1500 s.f.) will cover approximately 15% of the lot area.</p> <p>(d) There is an existing dependency on the property; Its footprint represents approximately 6% of the principal structure footprint.</p> <p>(e) The dependency is one-story</p>
<p><u>Form and Massing</u> –</p> <p>(a) Building designs should be a single rectangular box-like form or a similar principal form with subordinate rectangular wings.</p> <p>(b) The need for increased square footage should be accommodated through the use of one or more smaller attached wings or detached dependencies rather than creating a massive or monolithic appearance within the principal block.</p> <p>(c) Wings should be attached to the sides or rear of the principal block, either directly or through the use of a connector such as a breezeway.</p> <p>(d) Side wings should be set back from the plane of the principal façade by a minimum of one (1) foot.</p>	<p>(a) The primary structural block is rectangular in shape (45' x 29') with the long axis parallel to Bacon Street. The roofline of the primary block is stepped so that the left side of the structure is dominant.</p> <p>(b) N.A.</p> <p>(c) The screened porch is connected directly to the back of the structure.</p> <p>(d) The side wing is not set back from the front plane, but the roofline is stepped down and there is a trim board treatment to define the two faces.</p>
<p><u>Roof Form</u> –</p> <p>(a) Gabled or hipped roofs should be used for all primary buildings (including the roofs of both the principal block and</p>	<p>(a) The roofline incorporates a gable design.</p>

Historic Yorktown Design Committee

November 3, 2005

Page 3

<p>its wings).</p> <p>(b) Roof pitch should be in the range of 9:12 to 12:12.</p> <p>(c) Dormers should encompass only the width of the window and have roofs that match the form and pitch of the main roof.</p>	<p>(b) The proposed roof pitch is 12:12.</p> <p>(c) The structure has four (4) dormers in front and a shed dormer in back. Front dormers are only as wide as the windows.</p>
<p><u>Architectural Elements -</u></p> <p><u>Foundation Materials</u> - Brick-faced foundations should be used for all buildings.</p> <p><u>Wall Materials</u></p> <p>(a) Brick or wood clapboard siding wall materials should be used for primary residential structures. Clapboard siding should be used for outbuildings.</p> <p>(b) Only Virginia red brick of uniform, standard size should be used. No old, variegated, mottled, rubbed, glazed, or other specialty bricks should be used. Common and American bonds are appropriate; Flemish, English, and other period or decorative bonds are not. Mortar should be in a beige-to-tan color range.</p> <p>(c) Wood clapboard siding (horizontal orientation) that is suitable for painting is the preferred siding material. Composite wood products and other wood substitute or synthetic sidings may be considered if they are indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood product.</p>	<p>The foundation is brick-faced.</p> <p>(a) Clapboard siding is proposed. The existing storage shed has clapboard siding.</p> <p>(b) Brick is "Old Yorktown" with a buff-colored mortar struck with a "grapevine" joint. Brick pattern will be running bond.</p> <p>(c) <i>Siding is proposed to be a beaded, cementitious composite (e.g. – Hardiplank or similar brand). Trim boards are proposed, where appropriate, to be PVC material painted white. In staff's opinion, the outward appearance of both will be indistinguishable from a wood product.</i></p>
<p><u>Roof Materials</u></p> <p>(a) Wood or asphalt/fiberglass shingles are the preferred materials. Slate or composite roofing materials may be considered on a case-by-case basis.</p> <p>(b) Roofing materials should be compatible in color with the exterior color of the building</p>	<p>(a) Architectural-style, 40-year quality, asphalt shingles are proposed.</p> <p>(b) Shingle color is proposed to be Antique Slate.</p>
<p><u>Doors</u></p> <p>(a) Only one entry door should be provided on the front façade of the principal block or any outbuilding. The entry door should be a single, wooden, raised panel door with or without lights</p>	<p>(a) A single entry door is proposed on the front façade. The door is to be a six-panel wood design with a transom</p>

Historic Yorktown Design Committee

November 3, 2005

Page 4

<p>and should be painted.</p> <p>(b) Steel or composite doors may be used provided they have the appearance of a wooden, raised panel door.</p> <p>(c) All attached hardware should be simple in design and appropriate to the character of the building and the district.</p> <p>(d) Sliding glass doors should not be used on any elevation facing a public right-of-way unless they are of a type that is indistinguishable in appearance from an otherwise approvable divided-light French-door arrangement.</p>	<p>above</p> <p>(b) N.A.</p> <p>(c) Hardware details are not provided on the plans but this deficiency can be addressed through an approval condition.</p> <p>(d) A sliding door is used on the rear elevation (not visible from the street) for access from the interior space to the screened porch.</p>
<p><u>Windows</u></p> <p>(a) Double-hung sash windows with a vertical proportion should be the predominant window type for any primary residential structure and outbuilding.</p> <p>(b) All windows on the principal façade(s) should be of uniform size and double hung.</p> <p>(c) No more than one elevation should employ a specialty window type.</p> <p>(d) Window sash may have multiple panes created by fixed or snap-in muntins. Wood or wood-like composite material windows with vinyl or metal cladding may be used. The use of energy efficient windows is encouraged to eliminate the need for exterior storm windows. Windowless side or rear elevations that are visible from public rights-of-way should be avoided.</p>	<p>(a) All front façade windows are double-hung sash type.</p> <p>(b) First-story windows are 9-over-9 (2 windows) and 6-over-9 (2 windows). Dormers are 6-over-9 (3 windows) and 6-over-6 (1 window).</p> <p>(c) N.A.</p> <p>(d) Insulated windows are proposed. <i>The windows will have a permanently affixed simulated divided light grid on the exterior and snap-in grids on the interior</i></p>
<p><u>Shutters</u></p> <p>Shutters should be used only if they are sized to fit the windows or doors they are intended to cover.</p>	<p>Shutters are proposed on the front and ends (first-story) of the structure. Both 2- and 3-panel styles are proposed</p>
<p><u>Porches, Stoops and Railings</u></p> <p>(a) Porches and stoops should be consistent and compatible in form with the principal block of the house, and simple in character.</p>	<p>(a) A simple, door-width, front stoop is proposed.</p>

Historic Yorktown Design Committee

November 3, 2005

Page 5

<ul style="list-style-type: none">(b) Porches and stoops on the front façade should not be enclosed.(c) All porch supports, columns, posts, and railings should be compatible with the overall design of the porch and the residence and be constructed of wood or wood-like synthetic or composite material that is painted.(d) All porch roofs should be pitched or hipped and compatible with the roof form of the principal block.(e) Railings and balusters should employ square or turned pickets.(f) All steps leading to porches and stoops should be of brick or painted wood or wood-like synthetic construction.(g) Porches and stoops on dependencies should be small, unenclosed structures.	<ul style="list-style-type: none">(b) The front stoop is not enclosed.(c) A Chippendale railing design is proposed on the front stoop. A picket style is proposed on the screened porch.(d) The screened porch roof is a 3:12 pitch and complements the overall design.(e) The front stoop and screened porch railings use square pickets/members.(f) Painted wood steps are proposed.(g) N.A.
<p><u>Decks</u></p> <p>Decks or unpainted wood structures of any kind should be located only in rear yards. In the case of corner lots or through lots, views of such structures located in the designated rear yard should be screened from public rights-of-way by appropriate landscape materials.</p>	<p>N.A.</p>
<p><u>Chimneys</u></p> <ul style="list-style-type: none">(a) Brick should be used for all chimneys visible from a public street right-of-way, whether the chimney is internal or external to the structure.(b) Variation in width from firebox to the cap may be appropriate for external end chimneys if such variation is compatible with the overall design.(c) Articulation of the cap through brick corbelling may be desirable if compatible with the overall design.(d) The use of metal flue pipes/chimneys should be limited to portions of the structure not visible from public street rights-of-way or other publicly accessible spaces. In any event, if such metal flues are used, they should be painted to match or blend with the color of the roof through which they protrude.	<ul style="list-style-type: none">(a) A brick chimney is proposed.(b) The chimney varies in width and appears appropriate for the overall design.(c) The proposed cap articulation appears appropriate for the design.(d) N.A.
<p><u>Gutters and Downspouts</u></p> <ul style="list-style-type: none">(a) The use of ground gutters is encouraged.(b) If fascia-mounted guttering is used, it should be metal with a half-round configuration, painted to match the color of the eave fascia, or such other style deemed appropriate to the style	<ul style="list-style-type: none">(a) Ground gutters will be provided.(b) N.A.

Historic Yorktown Design Committee

November 3, 2005

Page 6

<p>of the structure.</p> <p>(c) Downspouts should be of round cross-section or other shape appropriate to the style of the structure, and painted to match the color of the wall surface to which they are attached.</p> <p>(d) Gutters and downspouts should not be used on outbuildings and dependencies unless the site development cannot accommodate anticipated roof drainage. If gutters and downspouts are used, they should be consistent with the above guidelines.</p>	<p>(c) N.A.</p> <p>(d) N.A.</p>
<p><u>Color</u></p> <p>(a) Paint colors for all exterior wood surfaces (excluding fences) associated with new construction should be comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by-case basis.</p> <p>(b) In general, fences should be painted white; however, fence finishes and colors will be evaluated on a case-by case basis to ensure compatibility with the type of fence and the setting in which located.</p>	<p>(a) Paint colors are selected from the Yorktown Color Palette and are:</p> <p><u>Siding</u>: Ludwell Tenement green</p> <p><u>Shutters/Door</u>: George Davenport House green</p> <p><u>Trim</u>: White</p> <p>(b) N.A.</p>
<p><u>Utilities</u></p> <p>(a) Air conditioning should be provided through the use of central systems with external components that can be effectively screened from view with appropriate plant materials, solid fences, walls, outbuildings or a combination of approaches.</p> <p>(b) If window or through-wall air conditioning units are used, they should be located inconspicuously on side or rear elevations.</p> <p>(c) Exterior television antennas shall be prohibited. Satellite dishes shall be located so as to prevent or minimize visibility from public rights-of-way.</p>	<p>(a) Although not depicted on the plans, exterior HVAC units located on the ground on one or the other end of the house. Such units must be screened.</p> <p>(b) N.A.</p> <p>(c) N.A.</p>

Historic Yorktown Design Committee

November 3, 2005

Page 7

<u>Outbuildings and Dependencies</u> Not more than three (3) outbuildings or dependencies should be constructed on a lot containing a primary residential structure. Their design and construction must comply with applicable zoning requirements and applicable guidelines for residential structures.	One (1) storage shed exists on the property and it is architecturally compatible with the proposed structure.
<u>Garages</u> None proposed	N.A.
<u>Street Numbers</u> (a) Numerals not greater than four (4) inches in height may be applied directly to the façade or to a fence or to a simple signboard not to exceed six (6) inches in height. Such signs should be of wood, painted to match the body and trim colors of the associated residence or fence. (b) Wood signs that are partially or entirely sandblasted or burned are not appropriate.	(a) Not indicated, but must be observed.
Appropriate surfacing materials for private, residential driveways and parking areas include, but are not limited to, grass, compacted soil/stone mixture, brown pea stone/gravel, exposed aggregate concrete, and brick pavers.	<i>Surface material is not indicated on the plans; a proposed condition of approval suggests the use of exposed aggregate or brick pavers. Exposed aggregate is use on other driveways on Bacon Street.</i>

Under Section 24.1-377(h), the following guidance is provided for the evaluation of applications proposing new construction:

(3) For new construction, the following shall apply:

- a. The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such considerations are to include building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, texture, color, architectural details, roof forms, emphasis of horizontal or vertical elements, walls, fences, and any other features deemed appropriate by the reviewing authority (Zoning Administrator or HYDC).
- b. The design of the new construction shall recognize the relationships among buildings in the immediate setting rather than specific styles or details since architectural styles and details may throughout the Historic District.

Recommendation

In staff's opinion, the proposed structure is fully consistent with the Design Guidelines and with the character of surrounding structures and the Historic Core. Staff believes that the proposed building will be visually appealing and that it merits approval. Accordingly, it is recommended that the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following conditions:

1. The building shall be constructed in accordance with the exterior features depicted on the architectural renderings dated October 1, 2005 and with the supplementary

information presented with the application. Site layout shall be as depicted on the Site Plan, prepared by Landmark Design Group, and dated October 20, 2005.

2. The use of Hardiplank (or equivalent) composite siding and composite trim boards, as indicated on the building plans, is approved.
3. All door hardware shall be simple in design and appropriate to the character of the building and the district, and shall be subject to approval by the Zoning Administrator.
4. The proposed driveway and walkway leading to the front stoop shall be finished with a brown exposed aggregate surface or brick pavers.

It should be noted that since a portion of the subject property was formerly owned by the National Park Service, any proposed construction is subject to review by the NPS as to its architectural style. It is fully anticipated that such approval will be forthcoming since the NPS review standards simply reference the need for compliance with the Yorktown Design Guidelines.

jmc

Copy to (w/o attachments):

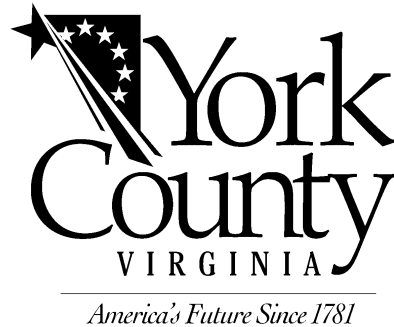
Mr. and Mrs. Richard O. Elliott

Mr. John H. Kniest, Jr.

P. Daniel Smith, Superintendent, Colonial National Historical Park

Attachments

- Application
- Vicinity Map
- Site Plan and Building Plans



Historic Yorktown Design Committee

Certificate of Appropriateness

This Certificate documents that the property modifications proposed to be undertaken at **210 Bacon Street**, and as described in the submittals and documentation for **Case No. HYDC-12-05**, have been reviewed in accordance with the terms of Section 24.1-377 – Yorktown Historic District – of the York County Zoning Ordinance and are approved as noted in the HYDC letter dated **November 22, 2005**.

_____/s/_____
J. Mark Carter, Secretary
Historic Yorktown Design Committee

Date

Application No.: HYDC 12-05

**Subject Property
210 Bacon Street**

**Elliott Residence
(current)**

NO ADDRESS NEEDED



